



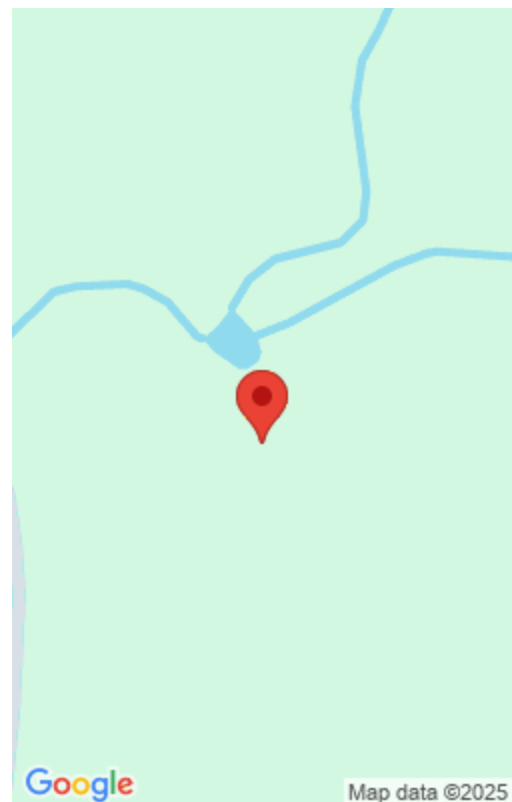
## 617 BIG BROOK ROAD, INDIAN LAKE, NY 12842

<https://fallatigroup.com>

Welcome to Dragon's Landing at 617 Big Brook Road! Nestled in the Central Adirondacks, on 35 secluded wooded acres, bordering Beaver Meadow Brook and NYS Lands, this 2942 SF rustic mountain home boasts 2 large living areas, dining room, kitchen, a 3 season porch, 4 large bedrooms, 3 baths, all with large glass and a deck to take in the beauty of the outdoors. Also on the property is a beautifully renovated 3400 SF barn for added living space with a large open concept activity space, kitchenette, large loft for sleeping & TV lounge, 2 full baths & a large wrap around deck. The property ultimately can sleep 15, making this a great year round AIR BNB investment property. Close to Gore [...]

**\$995,000**

- 5 beds
- Single Family Residence
- Residential
- Active



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## Basics

**Date added:** Added 2 years ago

**List Office Name:** Howard Hanna

**List Agent Office Phone:** 518-441-2640

**Living Area sqft:** 6342

**Lot Size Dimensions:** 842 x 2199 x 1132 x 2415

**Type:** Single Family Residence

**Total Rooms:** 16

**Half baths:** 1 half bath

**Zoning:** Single Residence

**MLS ID:** 202326451

**List Agent Email:** avanhoff@gmail.com

**County:** Hamilton

**Lot Size Acres:** 35.3 acres

**Category:** Residential

**Status:** Active

**Bedrooms:** 5 beds

**Year built:** 1960

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## Virtual Tour

**Virtual Tour:** <https://youtu.be/b5wjrl7c1w?si=oR15V1gqEog1qISK>

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## Directions

**Directions:** From Indian Lake Town Center, South on NY-30 to Big Brook Road, to 617 Big Brook Road on the left.

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## Building Details

**Construction Materials:** Wood Siding

**Patio & Porch:** Rear Porch, Wrap Around, Deck, Glass Enclosed

**Basement:** Full, Interior Entry

**Roof:** Metal

**Property Condition:** Updated/Remodeled

**Architectural Style:** 2 Story, Contemporary

**Doors:** French Doors, Sliding Doors



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## Interior Features

- Floor Covering:** Carpet, Vinyl, Wood
- Cooling:** None
- Fireplace:** 1
- Interior Features:** High Speed Internet, Other, Cathedral Ceiling(s)
- Laundry Features:** Laundry Closet
- Bathrooms Total:** 5
- Heating:** Forced Air, Propane, Propane Tank Leased
- Appliances:** Cooktop, Dishwasher, Double Oven, Freezer, Microwave, Oven, Refrigerator, Washer/Dryer
- Fireplace Features:** Living Room
- Above Grade Finished Area Source:** Estimated
- Bathrooms Full:** 4

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## Exterior Features

- Parking:** Stone
- Lot Size Area:** 35.3
- View:** Trees/Woods, Forest, Garden
- Lot Size Units:** Acres
- Lot Features:** Secluded, Private, Wooded

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## Amenities & Features

- Utilities:** Cable Connected
- Water:** Drilled Well
- Waterfront Features:** Stream
- Security Features:** Smoke Detector(s), Carbon Monoxide Detector(s)
- Sewer:** Septic Tank
- Accessibility Features:** Accessible Approach with Ramp
- Body of Water:** Beaver Meadow Brook

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## Additional



**Buyer Agency Compensation:** 2.00

**Sub Agency Compensation:** 0.00

**Compensation Disclaimer:** The listing broker's offer of compensation is made only to participants of the MLS where the listing is filed.

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## Financial

**Possession:** At Closing

**Special Listing Conditions:** No Disclosures

**Tax Annual Amount:** \$7,094.83

**Tax Block:** 1

**Tax Lot:** 7.210

**Tax Tract:** 65.16

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## School Information

**Elementary School:** Indian Lake Central

**High School:** Indian Lake Central

**High School District:** Indian Lake

